

**Pleasant Grove City
City Council Meeting Minutes
June 9, 2015
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Cindy Boyd
Eric Jensen
Cyd LeMone
Ben Stanley

Staff Present: Scott Darrington, City Administrator
David Larson, Assistant to the City Administrator
Deon Giles, Parks and Recreation Director
Mike Smith, Police Chief
Kathy Kresser, City Recorder
Degen Lewis, City Engineer
Dean Lundell, Finance Director
Tina Petersen, City Attorney
Sheri Britsch, Library and Arts Director
John Goodman, Street Superintendent

The City Council and staff met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah.

1) CALL TO ORDER

Mayor Daniels called the meeting to order and noted that all Council Members were present. He also mentioned that new speakers were installed in the Council Chambers. The Mayor acknowledged Council Member Boyd's many years of service to the community and stated that she would not be running for re-election.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Recorder, Kathy Kresser.

3) OPENING REMARKS

The opening remarks were given by Street Superintendent John Goodman.

4) APPROVAL OF AGENDA

1 City Administrator, Scott Darrington, explained that Item 10I needs to be postponed indefinitely.
2 Furthermore, an Executive Session is needed to discuss personnel issues. Mayor Daniels also
3 noted a change to the language of Item 10F.
4

5 **ACTION:** Council Member LeMone moved to approve the agenda, with the aforementioned
6 changes. Council Member Jensen seconded the motion. The motion passed with the unanimous
7 consent of the Council.
8

9 **5) OPEN SESSION**

10
11 Mayor Daniels opened the open session.
12

13 Lisa Coombs gave her address as 1742 East Cherokee Drive and reminded those present about
14 the food trucks and live band. The food trucks serve every Tuesday from 5:00 p.m. to 9:00 p.m.
15

16 There were no further public comments. Mayor Daniels closed the open session.
17

18 **6) CONSENT ITEMS**

- 19
20 a) **City Council Meeting Minutes:**
21 **City Council Minutes for the April 28, 2015 Meeting.**
22 **City Council Minutes for the May 5, 2015 Meeting.**
23 **City Council Minutes for the May 12, 2015 Meeting.**
24 **City Council Minutes for the May 19, 2015 Meeting.**
25

26 **ACTION:** Council Member Stanley moved that the Council approve the consent items. Council
27 Member Andersen seconded the motion. The motion passed with the unanimous consent of the
28 Council.
29

30 **7) BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

31
32 There were no appointments.
33

34 **8) PRESENTATIONS**

35
36 **A) INTRODUCTION OF NEW EMPLOYEES.**
37

38 Police Chief, Mike Smith, noted that last week Lieutenant Smith introduced the department's
39 new dispatchers. Chief Smith announced that they have also filled two officer vacancies, one of
40 which has been filled by Bo Adamson. Officer Adamson was working part-time in the
41 department prior to being hired in the new position. He is also a Field Artillery Specialist with
42 the National Guard. Officer Adamson stated that he was born and raised in Highland and has a
43 lot of family and history in Pleasant Grove.
44

45 Chief Smith also introduced Skyler Winder, who accepted a position as the department's part-
46 time Court Transport Vehicle Service Officer. The position was previously held by Officer
47 Adamson. Officer Winder stated that he is from the Orem area and graduated from American
48 Fork High School.

1 Fire Chief, Dave Thomas, announced that he has filled two positions in his department. One
2 vacancy was created by Chief Sanderson's exit and another due to the departure of the Lieutenant
3 Britt Clark. Paul Eddington has been a part-time employee for several years and will now be
4 employed full-time by the City. Mr. Eddington was excited to continue working for Pleasant
5 Grove full-time. He is originally from Reno, Nevada, but has had family in the area his entire
6 life.

7
8 Chief Thomas introduced Josh Swenson, who is a recent graduate of paramedic school. He is a
9 Pleasant Grove native and brings to the department a strong personality and good skills.
10 Mr. Swenson stated that he grew up in Lehi and played baseball at Utah Valley University. He
11 has his fire and paramedic certifications.

12
13 Library and Arts Director, Sheri Britsch, introduced Audrey Schaffer, who will be working part-
14 time at the Library. She will be responsible for keeping the books in the right place. Ms.
15 Schaffer volunteered at the library for three years before being hired. Director Britsch also
16 introduced Melinda Overson, who started about one month ago as the Assistant Librarian. Ms.
17 Overson has lived in Pleasant Grove for 10 years and has four children. Director Britsch noted
18 that Ms. Overson is a perfect fit for the library because she is an avid reader.

19
20 **B) PRESENTATION OF FIRE DEPARTMENT CERTIFICATES. *Presenter: Chief***
21 ***Thomas.***
22

23 Chief Thomas explained that as early as 1966, the International Fire Service leaders recognized
24 the need to establish a plan to train future fire service leaders. To that end, the International
25 Association of Fire Chiefs through the years has developed a program to ensure that fire services
26 develop the best leaders using the best strategies. That process lead to the development of the
27 Officer Development Handbook. This book is the quintessential hitchhiker's guide to fire service
28 leadership competencies. Common business leadership models often require a person have
29 extensive education but not much experience. The Fire Service Training Program reverses that
30 pyramid and recognizes that experience is the best teacher.

31
32 Using the Officer Development Handbook, including the additional requirements placed by the
33 Utah Fire Chiefs Association, Lieutenant Chase Gussman and Captain Justin Whatcott have filed
34 all of the necessary documentation and presented it for evaluation. Documentation included a
35 full set of national incident management training certificates, fire training certificates from a
36 broad spectrum of disciplines, including fire-fighting, rescue, inspections, investigations and
37 management. Additionally, each lieutenant had to meet the experience requirements.

38
39 In fire service, a fire officer is a leadership position of rank. Chief Thomas recognized
40 Lieutenant Gussman and Captain Whatcott as having been awarded the prestigious title of
41 Supervising Fire Officer by the Utah Commission of Fire Service Officer Designations.

42
43 **9) ACTION ITEMS WITH PUBLIC DISCUSSION**
44

- 45 **A) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2015-**
46 **20) A REQUEST FROM CRAIG SMITH TO REZONE APPROXIMATELY 12.32**
47 **ACRES FROM RR (RURAL RESIDENTIAL) TO R1-12 ZONE (SINGLE**
48 **FAMILY RESIDENTIAL) ON PROPERTY LOCATED AT APPROXIMATELY**

1 **1640 NORTH 300 EAST IN THE RR (RURAL RESIDENTIAL) ZONE. BIG**
2 **SPRINGS NEIGHBORHOOD.** *Presenter: Director Young.*
3

4 Community Development Director, Ken Young, stated that this item was recently reviewed by
5 the Planning Commission. The Board of Adjustment also reviewed the property and discussed
6 whether to allow a variance on the side yard and sidewalk requirements in relation to those that
7 front onto 1800 North. They ultimately granted the variance to allow a four foot sidewalk and a
8 minimum the side yard setback of 10 feet and the proposed rezone was recommended for
9 approval by the Planning Commission on May 28, 2015.

10
11 Director Young presented the staff report, as well as a General Plan Map of the subject property.
12 He noted that the surrounding properties are within the General Plan area of low density
13 residential, which permits the R1-12 zone. Currently, the surrounding areas include R1-10, R1-
14 20 and RR zones. As per the General Plan
15 Map , the area is still largely undeveloped. Should this item be approved, Item 10A is approval
16 of a final plat for a subdivision on the property. He stated that while the final plat will be
17 discussed later in the meeting, the lot sizes on the proposed subdivision average one-half acre,
18 which exceeds the minimum square foot requirement. There are only four or five lots that would
19 need to take advantage of the R1-12 zone.

20
21 Director Young mentioned that when this item was reviewed by the Planning Commission,
22 several residents came forward expressing concerns with the maintenance of open space and the
23 character of their neighborhood. Many residents felt that smaller lots do not belong in their
24 neighborhood. Some, however, were appeased when they learned that only a small number of
25 lots would be R1-12 and the others would be much larger. With regard to large animal rights,
26 properties that already have animals within the last year and are at least one-half acre may
27 maintain animals.

28
29 Mayor Daniels opened the public hearing. There were no public comments. Mayor Daniels
30 closed the public hearing.

31
32 **ACTION:** Council Member Boyd moved that the Council adopt an Ordinance (2015-20) a
33 request from Craig Smith to rezone approximately 12.32 acres from RR (Rural Residential) to
34 R1-12 zone (Single-Family Residential) on property located at approximately 1640 North 300
35 East in the RR (Rural Residential) Zone. Council Member Andersen seconded the motion. A
36 public hearing was held. A voice vote was taken, with Council Members Stanley, LeMone,
37 Jensen, Boyd and Andersen voting "Aye". The motion carried unanimously.

38
39 **10) ACTION ITEMS READY FOR VOTE**

- 40
41 **A) TO CONSIDER FOR APPROVAL A FINAL PLAT FOR A 23-LOT**
42 **SUBDIVISION CALLED MAHOGANY VIEW BEING APPROXIMATELY 12.32**
43 **ACRES LOCATED AT APPROXIMATELY 1640 NORTH 300 EAST IN THE RR**
44 **(RURAL RESIDENTIAL) ZONE. BIG SPRINGS NEIGHBORHOOD.** *Presenter:*
45 *Director Young*
46

47 Director Young presented the staff report and stated that the developer is proposing a total of 18
48 lots. He identified a couple of existing homes on the property. As was previously mentioned,

1 the average lot size is one-half acre with the exception of four lots that fall within the R1-12
2 category. Director Young presented an aerial map of the subject property and identified an
3 access point off of 1800 North.
4

5 In response to a question from Council Member LeMone, Director Young explained that
6 depending on the alignment of the roads and the boundaries of the property, there is only so
7 much space on either side of the road to divide into lots. This occasionally creates smaller lot
8 sizes, which is why the R1-12 rezone is needed to accommodate only four out of 18 lots in the
9 proposed subdivision. City Engineer, Degen Lewis, further explained how the placement and
10 development of roads factors into lot sizes. Director Young identified a road that was
11 constructed about seven years ago, which did not align with 1800 North on the west side. There
12 was an existing home in the area at the time the road was built and through an approval process,
13 permission was granted to waive installation of curb, gutter, and sidewalk improvements.
14

15 **ACTION:** Council Member Jensen moved that Council approve a final plat for a 23-lot
16 subdivision called Mahogany View being approximately 12.32 acres located at approximately
17 1640 North 300 East in the RR (Rural Residential) Zone, and adopt the exhibits, conditions, and
18 contained in the staff report. Council Member Stanley seconded the motion. The motion passed
19 with the unanimous consent of the Council.
20

21 **B) TO CONSIDER FOR APPROVAL A FINAL PLAT FOR A ONE LOT**
22 **SUBDIVISION CALLED OLAYAN BEING APPROXIMATELY 0.5 ACRES ON**
23 **PROPERTY LOCATED AT APPROXIMATELY 1246 NORTH 500 EAST IN**
24 **THE R1-15 (SINGLE FAMILY RESIDENTIAL) ZONE. BIG SPRINGS**
25 **NEIGHBORHOOD. *Presenter: Director Young.***
26

27 Director Young explained that about five years ago this particular property was brought forward
28 as a one-lot subdivision for the Atwood's. Some slight adjustments need to be made, which is
29 why the item is coming forward again. He presented an aerial photo of the subject property and
30 identified a stub road that comes down into the location.
31

32 Director Young noted that the property was formerly part of a larger parcel. The proposed plat
33 shows a narrow strip of property that will be attached to a larger property. There is also a small
34 triangular property on the southeast corner on the plat. The plat engineer has been made aware
35 that this small property should be deeded to an adjacent property owner, as it does not meet the
36 current zoning standards for a lot.
37

38 At the request of Mayor Daniels, Engineer Lewis explained what caused the changes that are
39 being made. Mayor Daniels asked if lot size was questioned after a particular road was
40 constructed, and Engineer Lewis answered affirmatively. After the road dedication took place,
41 the property was not large enough to meet the RR requirements; however, it met the
42 requirements in the R1-20 Zone. Therefore, the property was rezoned.
43

44 Engineer Lewis added that the applicant's intent is to install sewer connections to existing sewer
45 mains, as this has been a challenge for development in the past. Water lines and other required
46 utilities will also be improved, according to the applicant. Mayor Daniels asked what will be
47 done with storm drain. Engineer Lewis identified a location where a curb inlet can be placed.

1 Mayor Daniels asked if animal rights have been removed as a result of the rezone. Director
2 Young answered in the affirmative.

3 **ACTION:** Council Member Boyd moved that the Council approve a final plat for a one-lot
4 subdivision called Olayan being approximately 0.5 acres on property located at approximately
5 1246 North 500 East in the R1-15 (Single Family Residential) Zone. Council Member Andersen
6 seconded the motion. The motion passed with the unanimous consent of the Council.
7

8 **C) TO CONSIDER FOR ADOPTION AN ORDINANCE (2015-21) AMENDING**
9 **TITLE 7 SECTION 3 "CEMETERY REGULATIONS" SUBSECTION 17-A**
10 **"HEADSTONES AND VAULTS" OF THE PLEASANT GROVE MUNICIPAL**
11 **CODE BY INCREASING THE HEIGHT LIMITATIONS ON HEADSTONES;**
12 **AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Attorney Petersen.***
13

14 City Attorney, Tina Petersen, explained that up until one year ago, the height restriction on
15 headstones at the cemetery was 36 inches. About a year ago, changes were made to the cemetery
16 ordinance, including a reduction in headstone height to 28 inches. McKay Mahlum, a resident of
17 Pleasant Grove who recently lost his wife unexpectedly, had planned on a certain type of
18 headstone with the belief that taller headstones were still permitted. He has since ordered the
19 headstone, and in the meantime was made aware of the height restriction of 28 inches. Mr.
20 Mahlum submitted an application asking the Council to consider amending the ordinance to
21 allow headstone heights to be increased to 36 inches.
22

23 McKay Mahlum gave his address as 706 North Dalton Drive and explained that with the current
24 height restriction of 28 inches, after the required granite base the overall stone height ends up
25 being less than two feet. He stated that he purchased a headstone for his wife based on what is
26 already at the cemetery and acknowledged that he failed to read the fine print as outlined in the
27 ordinance amendments. While he understands some of the reasons behind the height change, he
28 does not feel he is the only one who would benefit from this proposal. He noted that the
29 headstone that he has ordered is 34 inches in height.
30

31 Council Member LeMone asked about other cities' headstone height requirements. Mr. Mahlum
32 noted that there aren't height restrictions in every municipality from Lehi to Provo. Council
33 Member LeMone extended her condolences to Mr. Mahlum. Council Member Boyd thanked
34 him for bringing the height issue to their attention.
35

36 Parks and Recreation Director, Deon Giles, stated that there are some very large headstones at
37 the cemetery that do not have as significant of an impact on the irrigation system in the older
38 section. However, the reason the height restriction was reduced was because the City was
39 getting a lot of complaints about dead grass spots that weren't getting enough water due to the
40 size of the headstones. Manual watering in those areas became very taxing for staff and they
41 recommended the height of headstones not be any higher than 30 inches.
42

43 Mayor Daniels noted that the request is for an increase to 40 inches. Attorney Petersen
44 explained that the applicant has indicated that he only needs 36 inches for his purposes. Should
45 the Council decide to approve the request, they can amend the height increase. Mr. Mahlum,
46 staff, and the Council then discussed the installation process for headstones and the amount of
47 granite or concrete base and turf that is required. The base is typically a minimum height of six

1 inches, which takes away from the headstone itself. Director Giles explained that there are many
2 different types of headstones.

3
4 Mr. Mahlum explained that he ordered a heart-shaped headstone. To change the height would
5 distort the shape of the heart. Mayor Daniels asked Mr. Mahlum if he would be willing to
6 decrease the entire size of the structure so that it doesn't exceed the 30 inches recommended by
7 staff. Mr. Mahlum replied that the granite base has to be a minimum of six inches.

8
9 Council Member LeMone asked how other cities are able to accommodate larger headstones.
10 Director Giles suggested that perhaps they have different irrigation systems. Council Member
11 LeMone asked if there is any way to work with the headstone manufacturer to reduce the size of
12 the granite base. Mr. Mahlum suggested that staff look at alternative irrigation options and then
13 add an additional fee for residents who want to have a larger headstone.

14
15 Director Giles added that another issue is that the hard water from the sprinklers can stain the
16 headstones. Council Member Boyd asked if a disclaimer is included in the City's burial policy.
17 Director Giles answered affirmatively. Council Member Boyd expressed concern with limiting
18 the size of headstones, especially when surrounding cities don't have a limit. Furthermore, by
19 enforcing limitations, residents may feel forced to bury their loved ones elsewhere.

20
21 With regard to the design of the irrigation system, Director Giles explained that they are scaled
22 accurately based on the correct amount of precipitation needed on the turf. Mayor Daniels asked
23 if bases are precut or poured into the hole. Director Giles remarked that different monument
24 companies use both methods. Mayor Daniels asked if there is any way to lower the base further
25 into the ground in order for the monument to fit without changing the shape of the heart. Staff
26 agreed to look into this possibility with the headstone company.

27
28 Council Member LeMone asked if staff has received any other requests from residents wanting a
29 taller headstone. Staff replied that this is the first request of this nature. Mr. Mahlum expressed
30 that this is location is very personal and special, because it will be the place where his children
31 will go to remember their mother for the next 30 to 50 years. He stated that had he known there
32 would be restrictions on the headstone, he would have chosen to have her buried elsewhere.
33 However, an alternative burial location is not ideal, because his wife lived the majority of her life
34 in Pleasant Grove. Mr. Mahlum commented that it would be a shame to enforce these limitations
35 on other residents who may find themselves in a similar situation.

36
37 Director Giles remarked that the concrete seam around the headstone will be weakened in the
38 winter during the freeze/thaw period. However, granite would be unaffected by the freeze/thaw
39 phase. The Council discussed what appropriate actions to take on the matter.

40
41 **ACTION:** Council Member Andersen moved that the Council continue Ordinance (2015-21)
42 amending Title 7 Section 3 "Cemetery Regulations" Subsection 17-A "Headstones and Vaults"
43 of the Pleasant Grove Municipal Code by increasing the height limitations on headstones, until
44 further information is obtained. Council Member Jensen seconded the motion. The motion
45 passed with the unanimous consent of the Council.

46
47 Council Member Stanley suggested that a portion of the cemetery be dedicated to larger
48 headstones. He also liked the possibility of implementing different fees for larger monuments.

1 Director Giles added that as staff plans the next 10 acres of cemetery, they will assess the
2 possibility of flushed mounts.

3
4 **D) RESPONSES TO PUBLIC INPUT FROM THE BUDGET DISCUSSION.**
5 *Presenter: Administrator Darrington.*
6

7 Mayor Daniels mentioned that there were several questions from the public addressed two weeks
8 ago during a public hearing on the Fiscal Year 2015/2016 Budget. Administrator Darrington
9 stated that one of the questions was whether it is legal for the City to get out of the bond for the
10 Fox Hollow Golf Course. He explained that Attorney Petersen has written an extensive report on
11 the matter and will present her findings.

12
13 Administrator Darrington explained that the City sends an annual payment of \$240,000 to Fox
14 Hollow. This payment covers the bond of around \$120,000, which fluctuates each year, similar
15 to a mortgage. Additionally, the overall payment covers a land payment of \$13,900, which is
16 land that is being purchased from the State of Utah. There are two more payments left on the
17 land purchase. In 2014, the City paid \$106,399 for operations, maintenance, and capital as part
18 of their annual payment to Fox Hollow. The day-to-day operations are governed by the nine
19 member Fox Hollow Board, which is comprised of representatives from Lehi, American Fork,
20 and Pleasant Grove. The Board also made a request about six weeks ago for each city to
21 consider paying an additional \$10,000 for a special program. Lehi and American Fork both
22 made the additional contribution, whereas Pleasant Grove indicated that they were not interested.

23
24 Another question that came up two weeks ago relative to the kinds of raises employees at Fox
25 Hollow are receiving. Administrator Darrington noted that the two full-time employees haven't
26 received raises for three to four years. Pleasant Grove City employees have seen slight increases
27 in their salaries of about 2% to 3% each year. He then turned the time over to Attorney Petersen.

28
29 Attorney Petersen explained that in 1969, the three cities decided that they wanted to build the
30 golf course. The property was owned by American Fork City and some was owned by the State
31 of Utah. In the original 1969 agreement, all three cities agreed to be responsible for one-third of
32 the operating and maintenance costs, as well as the cost of acquiring the land from the State.
33 Furthermore, in the agreement there was a provision for any city that would want to get out of
34 the agreement later down the road. It also states that the fact that a portion of the real property is
35 the source of the American Fork City water supply, each of the three parties agreed that none of
36 the real estate used in construction of the golf course would be considered an asset subject to
37 liquidation. The title to same was to remain with American Fork City.

38
39 During construction of the golf course, some of the property was also acquired from the Federal
40 Government who also contributed money to creating the golf course, in the interest of preserving
41 the watershed. The agreement between the three cities and the government also states that the
42 operating and maintenance costs shall be shared equally between all three cities.

43
44 In October 2001, the three cities decided to purchase the property from the State for \$450,000.
45 The repayment contract was for 15 years with a 6% interest. The payments are \$14,000 and end
46 in November 2016. The contract also contains a reversionary cost, which states that if the
47 property is ever used for anything other than a golf course, the property reverts back to the State
48 of Utah. Attorney Petersen mentioned that two weeks ago there was discussion about potentially

1 selling the land and using it for development. However, according to the contract, at least 84
2 acres can never be used for anything other than a golf course.

3
4 In March of 2006, a new Operating Agreement was executed between the three cities, which
5 were done in preparation for bonding for the necessary improvements at the time. There were
6 discussions about how the golf course had been operating and who had been overseeing the
7 budget. In the agreement, all proposals for major capital improvement costs would be presented
8 to the three cities, and the costs would be shared equally.

9
10 The 2006 agreement also required an annual audit of the books and any loss from the operations
11 and reports would be shared equally by all three cities. Furthermore, any net profit would be
12 used to meet capital needs and upgrade the facility. The golf course committee was responsible
13 for setting the annual budget and the Chairman and City Finance Officer were responsible for
14 approving the capital projects in the operating budget. Attorney Petersen explained that as per
15 the Interlocal Agreement, each city rotates on taking the lead in terms of budget and legal
16 counsel.

17
18 In 2007, the anticipated bonds were issued. Throughout the process, the bond counsel was not
19 happy with the updated 2006 agreement. Therefore, they required that the cities create a new
20 entity, called the Tri-City Interlocal Agency, which would become the actual issuer of the bonds.
21 Bond counsel also required the City to enter into a new Interlocal Agreement, which modified
22 some of the terms of the 2006 agreement. Furthermore, the City was required to approve an
23 Assessment Agreement, which involved the City pledging to pay the debt service throughout the
24 term of the bonds. When the bonds were issued, there were certain commitments from each city
25 regarding responsibility for the debt.

26
27 Attorney Petersen explained that the bottom line is that the City is contracted to make those
28 payments, not only for the bond, but also for the operating and maintenance costs. The
29 termination provision that was formerly in the agreement, is no longer there. Therefore, the
30 Pleasant Grove is not able to get out of their commitment to Fox Hollow until the bonds are paid
31 off, or after 30 years. Attorney Petersen noted that the bonds will be paid off in 2027, which is
32 the earliest the City could back out of their commitment to the golf course. One question that
33 came up two weeks earlier was what revenue funds are being pledged to make the payment.
34 Attorney Petersen explained that they have pledged their municipal sales and energy tax toward
35 paying that bond.

36
37 In response to a question from Council Member Jensen, Attorney Petersen mentioned that bond
38 counsel wrote the bond. She explained that in 1991, Pleasant Grove received a letter from
39 American Fork City offering to buy their one-third share of the golf course for \$226,000. In
40 reviewing the minutes, a roll call vote was not noted. However, Mayor Holdaway recommended
41 the City reject the offer because he felt their share was worth more than American Fork's offering
42 price. The minutes reflect that there were many citizens who spoke against the City getting out
43 of the golf course at that point. The minutes also indicate that Mayor Holdaway was tasked with
44 writing a rejection letter to American Fork City, however, she could not find a copy of the letter
45 or any other documentation. Mayor Daniels commented that the golf course must have been
46 profitable at that point in time.

1 Council Member Stanley inquired about the composition of the board, how they were appointed,
2 and how long they have been serving in that capacity. He also asked if the board terms need to
3 be reevaluated. Administrator Darrington agreed to further look into the matter. Council
4 Member LeMone commented that a copy of the bylaws would be beneficial for making the
5 assessment. With regard to the information presented by Attorney Petersen, she agreed to make
6 a copy of the information available to the public.
7

8 Council Member Andersen inquired about how to review minutes prior to 2007. Attorney
9 Petersen explained that prior to that time, minutes were available as hardcopies, and can be
10 accessed through City Recorder, Kathy Kresser. Council Member Jensen asked if the three Fox
11 Hollow Board Members from Pleasant Grove could give an update to the Council.
12 Administrator Darrington agreed that this would be beneficial. He also added that every March
13 Fox Hollow holds a board meeting where they invite all of the Council Members from all three
14 cities and the board provides a status report. Improvements and other expenses are also
15 discussed at the annual meeting. Council Member Andersen added that the firm that conducts
16 their financial affairs also regularly asks to be invited to board meetings.
17

18 Another major discussion item two weeks ago was that of sales tax generated in Pleasant Grove.
19 Administrator Darrington explained that for the current fiscal year, Pleasant Grove City's sales
20 tax portion is up by 17.11%, and the State portion is up by 5.38%. Currently, the City is seeing
21 an increase, and businesses like Walmart Neighborhood Market and Culinary Crafts contribute
22 to that increase. Furthermore, doTERRA has gone online as of about 10 days ago and will start
23 to sell on site.
24

25 Administrator Darrington still did not have information on salary increases for Timpanogos
26 Special Services District (TSSD) employees and whether it is comparable to what Pleasant
27 Grove City employees receive. He put in a request to review the information and as soon as he
28 hears back he will inform the Council of his findings. TSSD takes care of the City's sewer
29 treatment, which is comprised of at least 10 entities. The TSSD Board consists of 13 voting
30 members, one of which represents Pleasant Grove.
31

32 Another issue that came up two weeks ago related to roads. Administrator Darrington explained
33 that according to a study conducted by J-U-B Engineers, if the City invested \$4 million per year
34 in their roads, at the end of 20 years only 4% of the City's roads would be in a very poor or failed
35 condition. Within 23 years, they would not have any roads in either of those two conditions. If
36 the City invested \$3 million per year, the City would never get to the point where none of the
37 roads in the City were in very poor or failed condition. If the City invested \$5 million into roads
38 per year, at the end of 15 years all of the very poor or failing roads would be eliminated. The
39 staff and elected officials determined that a minimum of \$4 million per year is needed to resolve
40 the problem.
41

42 Administrator Darrington reviewed how much has been spent on roads over the past 10 years. In
43 2005, the City spent \$119,000; 2006 - \$373,000; 2007 - \$238,000; 2008 - \$473,000; 2009 -
44 \$2,021,000; 2010 - \$1,458,000; 2011 - \$100,455; 2012 - 9,790; 2013 - \$257,000; 2014 -
45 \$551,000; and 2014 - \$290,000. A budget of \$740,000 was planned for next year. He noted that
46 2009 and 2010 were the years the City bonded for the roads. Administrator Darrington
47 commented that the City's road expenses are not linear and fluctuate from year-to-year.
48 However, the City's revenue is linear, and the Class C Road monies are about \$950,000 per year,

1 depending on the gas tax. Currently, the revenue that is received for roads each year is \$1.1
2 million with \$750,000 of that being used to pay the outstanding bonds.

3
4 Council Member Jensen asked if an upcoming project correlates with the 10-year road plan.
5 Administrator Darrington explained that staff created a 10-year plan two years ago. Based on the
6 available budget for the next few years, most of the work that will be done is surface treatment
7 rather than mills, overlays, and construction. This, however, is subject to change, based on need.
8 In speaking with the new Public Works Director, he suggested that staff create a three-year
9 comprehensive capital plan that is reviewed by the Council, which will include projects for
10 water, sewer, storm drain, and roads.

11
12 Mayor Daniels asked if funds used for water, sewer, and storm drain can also be used to fix the
13 roads as result of those projects. Administrator Darrington replied that this is possible to a
14 certain extent. Funds for a water, sewer, or storm drain project cannot be used to repair an entire
15 road, but they can be used to repair the damage caused by those projects and utilities. Mayor
16 Daniels mentioned that utility companies such as Rocky Mountain Power often coordinate their
17 projects with UDOT. Administrator Darrington stated that this will also be included in the three-
18 year plan.

19
20 The public also asked staff if the life of the bonds can be extended to free up capital now rather
21 than later. Administrator Darrington explained that the bonds are not callable, and therefore, this
22 is not an option. Staff would not recommend extending it anyway as it would end up costing the
23 City more in interest.

24
25 Administrator Darrington spoke about the future revenue stream for roads. The City will receive
26 \$950,000 from Class C Road funds, a General Fund contribution of \$200,000, and an increase in
27 the gas tax which becomes effective on January 1, 2016, which will be an estimated \$177,000.
28 Additionally, there is the potential sales tax ballot initiative that may or may not be voted on
29 favorably by Utah County residents. If the initiative does pass, it could generate another
30 \$374,122 for the City's roads. With all of these sources combined, the yearly revenue for
31 Pleasant Grove would be \$1.7 million. While this is still \$2.3 million shy of what is needed, it is
32 still double what the City has been working with on average over the past decade.

33
34 As per previous discussions, the Council asked staff to look at the Provo Model, which is
35 implementation of a road fee. Currently, Lewis Young Robertson & Burningham, an
36 independent municipal securities firm, is conducting a study to determine the cost to Pleasant
37 Grove residents and businesses should a similar fee be implemented. The study should be ready
38 in about one month for review.

39
40 Two weeks ago, there was a request by members of the public about whether dispatch services
41 could be contracted out to the County. Utah County has a Dispatch Special Services District and
42 there are four cities in Utah County that do not participate, including Pleasant Grove. The
43 County Dispatch Service usually contacts Pleasant Grove once a year and are planning to build a
44 second facility. They present figures on how much it would cost the City to pay into the special
45 services district, as opposed to the City paying for their own service. Administrator Darrington
46 stated that it is basically a wash and the two options are only within a few thousand dollars of
47 each other. Therefore, the City has always opted to oversee their own service.

1 Police Chief, Mike Smith, stated that there are several cities that want their own dispatch center
2 (or PSAP), but the State won't allow it. Pleasant Grove is unique in that they have their own
3 PSAP. Every now and then, neighboring cities will approach Pleasant Grove to get a quote on
4 their services, to see if they can get a better deal than what is offered by the County.
5

6 Council Member Jensen asked how calls would be routed in the event Pleasant Grove started
7 contracting out dispatch services to the County. Chief Smith answered that the calls are routed
8 through Century Link, who he stated has very good technology. Currently, even though Pleasant
9 Grove has its own dispatch center, they are connected to other dispatch centers. Orem is
10 Pleasant Grove's official backup center, so that in the event the City's dispatch center goes down,
11 calls will be routed to another service. Administrator Darrington stated that staff's
12 recommendation is to continue operating their own dispatch service.
13

14 Administrator Darrington mentioned that there is a company called Gold Cross, which is a third
15 party EMS company. He noted that St. George and Provo both use Gold Cross for their
16 emergency services. However, in general most cities or fire districts retain their EMS services,
17 partially because it generates revenue. For example, Pleasant Grove's EMS service generates
18 around \$300,000 per year. Furthermore, not all of Gold Cross's personnel are paramedics,
19 whereas all of Pleasant Grove's EMS personnel are trained paramedics. Pleasant Grove has a
20 full service Fire Department, and there could be potential issues in relation to the level of service
21 that Gold Cross would be able to provide as efficiently. In crunching the numbers, staff
22 estimated that the City would spend approximately \$24,000 more by contracting with Gold
23 Cross. Council Member LeMone asked if it would be possible to send these responses to the
24 residents who made the initial inquiries. Administrator Darrington agreed to make the
25 information available.
26

27 Administrator Darrington further noted that some citizens were concerned with whether having a
28 Fire Department was worth the investment because there is only an average of two structure fires
29 per year. He explained that the Fire Department provides more services outside of Fire and
30 EMS, including a rescue service and hazmat. According to Chief Thomas, the Fire Department
31 receives calls related to everything from fire alarms, to kitchen fires to homes that are burning
32 down. While catastrophes don't happen every day, when they do occur the citizens are grateful
33 that there is an emergency response team trained and ready to help mitigate the situation.
34

35 Administrator Darrington reported on calls received by Pleasant Grove's Fire Department for the
36 past 11 months and noted that there were 334 fire calls and 1,003 EMS calls. The Fire
37 Department also provides educational programs in the schools, as well as for scouting and youth
38 groups.
39

40 Mayor Daniels remarked that the information Administrator Darrington presented can be used
41 for subsequent budget cycles in addition to the current cycle. Administrator Darrington added
42 that if the Mayor and Council want staff to dig deeper into any of these issues, they are willing to
43 conduct additional research. There was further discussion on items previously presented,
44 including a review of how other cities in Utah manage their emergency services. Mayor Daniels
45 remarked that a great deal of research goes into identifying the best solution in terms of expense,
46 as well as the level of service provided to the community.
47

1 Council Member Stanley commented that his impression from the public was that they want to
2 know whether the City is doing the research necessary for future planning. Council Member
3 Boyd asked where the Gold Cross ambulance would be located if the City were to contract with
4 them. Administrator Darrington responded that they would park at Pleasant Grove City's Fire
5 Station.

6
7 Mayor Daniels concluded that Pleasant Grove has arrived to where it is today by compiling
8 actions and research that has been conducted by City Councils over a period of time.

9
10 *Note: The Council took a break from 8:09 p.m. to 8:16 p.m.*

11
12 **E) TO CONSIDER FOR ADOPTION A RESOLUTION (2015-019) APPROVING**
13 **AND ADOPTING THE PLEASANT GROVE CITY'S FISCAL YEAR 2015/2016**
14 **BUDGET. A COMPREHENSIVE FEE SCHEDULE AND THE PLEASANT**
15 **GROVE REDEVELOPMENT AGENCY (RDA) BUDGET ARE INCLUDED IN**
16 **THE FINAL BUDGET; AND ADOPTING THE 2015/2016 CERTIFIED TAX**
17 **RATE OF .001875%, AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter:***
18 ***Director Lundell.***

19
20 Finance Director, Dean Lundell, stated that he received the certified tax rate information today.
21 Last year, Pleasant Grove's property tax rate was .001997%. Director Lundell explained that
22 every year, the County and State determine a certified tax rate. It is based on property values
23 during the year. Attorney Petersen added that the idea behind property tax is that it is revenue
24 neutral.

25
26 **ACTION:** Council Member LeMone moved that the Council adopt Resolution (2015-019)
27 approving and adopting the Pleasant Grove City's Fiscal Year 2015/2016 Budget. A
28 comprehensive fee schedule and the Pleasant Grove Redevelopment Agency (RDA) budget are
29 included in the final budget; and adopting the 2015/2016 Certified Tax Rate of .001875%, and
30 providing for an effective date. Council Member Jensen seconded the motion. A voice vote was
31 taken, with Council Members Stanley, LeMone, Jensen, Boyd and Andersen voting "Aye". The
32 motion carried unanimously.

33
34 **F) TO CONSIDER FOR ADOPTION A RESOLUTION (2015-020) SUPPORTING**
35 **HB 362 WHICH AUTHORIZES A 0.25% LOCAL OPTION GENERAL SALES**
36 **TAX TO BE DEDICATED TO TRANSPORTATION AND ENCOURAGING**
37 **UTAH COUNTY TO SUBMIT THE PROPOSAL TO VOTERS IN THE**
38 **NOVEMBER 3, 2015 GENERAL ELECTION, AND ENCOURAGING VOTERS**
39 **TO SUPPORT THE PROPOSAL; AND PROVIDING FOR AN EFFECTIVE**
40 **DATE. *Presenter: Administrator Darrington.***

41
42 Attorney Petersen stated that the proposed resolution was discussed last week. It has been
43 proposed and circulated by the Utah League of Cities and Towns (ULCT) to the various
44 municipalities throughout the State, in response to the passage of HB 362 in the last legislative
45 session. HB 362 provides an opportunity for a local option sales tax to be enacted on a County
46 wide basis to provide for transportation funds for local cities.

1 Last week when the matter was discussed, Attorney Petersen was instructed to remove the
2 portion stating that the City was supportive of it being included on the November 2015 Election
3 Ballot. However, in a subsequent meeting with all of the Utah County Mayors, it was decided
4 that Pleasant Grove City would ultimately support the idea of putting the local option sales tax
5 on this year's ballot. Furthermore, the City was encouraging citizens to vote. The statement
6 regarding mass transit was removed, per last week's discussions.
7

8 Council Member Stanley did not intend to vote for the resolution. While he was supportive of
9 Sections 2 and 4, he did not support Sections 1 and 3. He was concerned about the distribution
10 ratio of funds going to cities and those that will go to UTA. He preferred a different arrangement
11 with regard to where the funds are allocated.
12

13 Mayor Daniels explained that there was discussion at last week's Mayors' Meeting with MAG,
14 COG, and MPO about the makeup of what the Legislature dealt for the local tax option. Mayor
15 Daniels was supportive of as much transportation money as possible going toward local roads.
16 However, this is not an option the Utah State Legislature has provided. Therefore, it is critical
17 that Utah citizens avail themselves of the opportunity to step up and vote on the issue. If cities
18 were to return to the State next year and argue the point that they still need more money, the
19 State Legislature will want to be able to assess what was done with the local tax option that has
20 been provided this year. If cities have not done anything with this tool, the State Legislature is
21 not going to take further action. Furthermore, Mayor Daniels did not want to eliminate the
22 opportunity to let citizens vote on what the Legislature has put forward.
23

24 Council Member Stanley wanted citizens to have the opportunity to vote on the matter; however,
25 he did not want to do so with a certain bias or encouragement. Mayor Daniels replied that the
26 Council has that capability. Attorney Petersen explained that Council can make whatever
27 revisions that they deem necessary, but she also pointed out that the original purpose of the
28 resolution was to communicate support for the local tax option to the State Legislature.
29

30 **ACTION:** Council Member Andersen moved that the Council adopt a Resolution (2015-020)
31 supporting HB 362 which authorizes a 0.25% local option general sales tax to be dedicated to
32 transportation and encouraging Utah County to submit the proposal to voters in the November 3,
33 2015 General Election, and encouraging voters to support the proposal; and providing for an
34 effective date. Council Member LeMone seconded the motion. A voice vote was taken, with
35 Council Members Andersen, Boyd, LeMone and Jensen voting "Aye", and Council Member
36 Stanley voting "Nay". The motion passed 4-to-1.
37

38 **G) TO CONSIDER FOR APPROVAL A PROCLAMATION DECLARING JULY 1-**
39 **JULY 7, 2015, AS LOCAL FIRST UTAH'S INDEPENDENT WEEK. *Presenter:***
40 ***Attorney Petersen.***
41

42 Attorney Petersen explained that the proposed proclamation is a declaration of support for an
43 organization that is promoting the idea that residents should try to purchase items made locally in
44 Utah, before purchasing them elsewhere. The same proclamation was adopted last year as well.
45 Council Member Jensen asked how the City advertises for Independent Week. Mayor Daniels
46 explained that the City sends the proclamation back to the organization, Utah Local First.
47 Council Member Andersen added that the organization is very good at marketing their cause.
48

1 **ACTION:** Council Member LeMone moved that the Council approve a Proclamation declaring
2 July 1 through July 7, 2015, as Local First Utah's Independent Week. Council Member
3 Andersen seconded the motion. The motion passed with the unanimous consent of the Council.
4

5 **H) TO CONSIDER FOR ADOPTION A RESOLUTION (2015-021) AUTHORIZING**
6 **THE MAYOR TO DECLARE A 2000 CHEVY IMPALA AND A 2003 CROWN**
7 **VIC AS SURPLUS AND DIRECT THAT THEY BE DISPOSED OF ACCORDING**
8 **TO THE CITY'S POLICY FOR DISPOSING OF SURPLUS PROPERTY.**
9 *Presenter: Chief Smith.*

10
11 Chief Smith explained that declaring the aforementioned items as surplus has minor associated
12 costs, because the striping and police equipment needs to be removed. The vehicles have been
13 used for the volunteer police service and are no longer able to be used due to needed costly
14 repairs.
15

16 **ACTION:** Council Member Stanley moved that the Council adopt a Resolution (2015-021)
17 authorizing the Mayor to declare a 2000 Chevy Impala and a 2003 Crown Vic as surplus and
18 direct that they be disposed of according to the City's policy for disposing of surplus property.
19 Council Member Jensen seconded the motion. A voice vote was taken, with Council Members
20 Andersen, LeMone, Jensen, Boyd and Stanley voting "Aye". The motion carried unanimously.
21

22 **I) DISCUSSION AND POSSIBLE ACTION ON THE FORMATION OF THE**
23 **PUBLIC SAFETY BUILDING COMMITTEE. *Presenter: Mayor Daniels *Item was***
24 ***continued indefinitely.***
25

26 **J) TO CONSIDER FOR ADOPTION A RESOLUTION (2015-022) AUTHORIZING**
27 **THE MAYOR TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE**
28 **PLEASANT GROVE CITY REDEVELOPMENT AGENCY (RDA) FOR TAX**
29 **INCREMENT PARTICIPATION IN THE 1300 WEST COMMUNITY**
30 **DEVELOPMENT PROJECT AREA; AND PROVIDING FOR AN EFFECTIVE**
31 **DATE. *Presenter: Administrator Darrington.***
32

33 Administrator Darrington explained that as staff was reviewing the doTERRA documentation,
34 they discovered that the City and RDA did not enter into an Interlocal Agreement with each
35 other. The City Council represents the City and when they adjourn as the RDA they become the
36 RDA Board. In order for the City to dedicate part of their property tax to the new property tax
37 generated toward the incentive rebate back to doTERRA, the City has to enter into an agreement
38 with the RDA. This resolution completes that action.
39

40 **ACTION:** Council Member Jensen moved that the Council adopt a Resolution (2015-022)
41 authorizing the Mayor to enter into an Interlocal Agreement with the Pleasant Grove City
42 Redevelopment Agency (RDA) for tax increment participation in the 1300 West Community
43 Development Project Area; and providing for an effective date. Council Member Andersen
44 seconded the motion. A voice vote was taken, with Council Members Stanley, LeMone, Jensen,
45 Boyd and Andersen voting "Aye". The motion carried unanimously.
46

1 **ACTION:** Council Member Stanley moved that the Council adjourn as the Pleasant Grove City
2 Council, and convene as the Pleasant Grove City Redevelopment Agency. Council Member
3 Andersen seconded the motion. The motion passed with the unanimous consent of the Council.
4

5 *Note: The Council adjourned as the Pleasant Grove City Council and convened as the Pleasant*
6 *Grove Redevelopment Agency at 8:39 p.m.*
7

8 **11) CONVENE AS THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY**
9

10 **ACTION:** Council Member Jensen moved that the RDA adopt a Resolution (2015-022)
11 authorizing the Mayor to enter into an Interlocal Agreement with the Pleasant Grove City
12 Redevelopment Agency (RDA) for tax increment participation in the 1300 West Community
13 Development Project Area; and providing for an effective date. Council Member Andersen
14 seconded the motion. A voice vote was taken, with Council Members Stanley, LeMone, Jensen,
15 Boyd and Andersen voting "Aye". The motion carried unanimously.
16

17 **ACTION:** Council Member Stanley moved that the Pleasant Grove City Redevelopment
18 Agency adjourn and reconvene as the Pleasant Grove City Council. Council Member Andersen
19 seconded the motion. The motion passed with the unanimous consent of the RDA.
20

21 **12) RECONVENE AS THE PLEASANT GROVE CITY COUNCIL**
22

23 **13) ITEMS FOR DISCUSSION - NO ACTION**
24

25 There were no additional discussion items.
26

27 **14) DISCUSSION ITEMS FOR THE JUNE 23, 2015 JOINT CITY COUNCIL AND**
28 **PLANNING COMMISSION MEETING**
29

30 Administrator Darrington noted that at this point, the Planning Commission had not submitted
31 any items they would like discussed at the June 23, 2015, Joint Meeting. Therefore, the Council
32 will hold a regular Council Meeting to discuss a few items, including the Manila sewer. Mayor
33 Daniels suggested that the Joint Meeting be cancelled and that the June 23, 2015, Meeting be re-
34 noticed as a Regular Council Meeting.
35

36 **15) NEIGHBORHOOD AND STAFF BUSINESS**
37

38 Several members of staff shared updates and comments relating to each of their respective
39 departments. Chief Thomas remarked that if anyone had questions regarding tonight's
40 discussion, they were welcome to stop by his office.
41

42 Chief Smith read a letter from the Utah Community Credit Union, which thanked the Pleasant
43 Grove Police Department for the response and actions taken due to a recent bank robbery.
44

45 Library and Arts Director, Sheri Britsch, reported that there were around 46 children participated
46 in the computer programming class. She also announced that the library is continuing to grow.
47

1 Attorney Petersen announced that she hired a Legal Assistant this week. City Recorder, Kathy
2 Kresser, reported that Don Paus has withdrawn his application as a Council Member candidate.
3 A Primary Election would still need to take place in order to eliminate one candidate.
4

5 **16) MAYOR AND COUNCIL BUSINESS**
6

7 The Council discussed details surrounding the Strawberry Days, at Council Member Jensen's
8 request. Council Member Andersen remarked that she has been reading up on Pleasant Grove's
9 history and is proud to be a member of the community.
10

11 Council Member Stanley explained that he has been working on developing a program called
12 Pleasant Grove Ambassadors to Business Program. In doing so, he spoke with several residents
13 who are willing to be part of the initiative. The group is hoping to work with the Chamber of
14 Commerce and Economic Development team to ensure that no stone is left unturned in terms of
15 growth in Pleasant Grove.
16

17 Mayor Daniels stated that tomorrow is the five-year anniversary of the Water Gardens being in
18 business. They have served over one million people in the past five years, which is evidence that
19 it is possible to start a business in Pleasant Grove. The business now has a manufacturing plant
20 onsite that makes and sells kettle corn and large bags of popcorn to 17 stores in Salt Lake and
21 Utah Counties. They are also on track to enter into a contract that will also put them in many
22 large grocery stores along the Wasatch front.
23

24 **17) SIGNING OF PLATS**
25

26 There were no plats to sign.
27

28 **18) REVIEW CALENDAR**
29

30 There were no additional calendar items to review.
31

32 **19) EXECUTIVE SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL**
33 **COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL**
34 **(UCA 52-4-205 (1)(a))**
35

36 Mayor Daniels called for a motion to go into executive session.
37

38 **ACTION:** At 8:50 p.m. Council Member LeMone moved to go into Executive Session, to
39 discuss the character, professional competence, physical or mental health of an individual.
40 Council Member Andersen seconded the motion. The motion passed with the unanimous
41 consent of the Council.
42

43 **PRESENT:**

44 Mayor: Michael W. Daniels
45

46 Council Members: Dianna Andersen
47 Ben Stanley
48 Cindy Boyd

1 Eric Jensen
2 Cyd LeMone
3

4 Staff Present: Scott Darrington, City Administrator
5 Tina Petersen, City Attorney
6

7 Mayor Daniels asked for a motion to come out of executive session.
8

9 **ACTION:** At 10:15 p.m. Council Member Stanley moved to come out of executive session.
10 Council Member Andersen seconded and the motion passed with the unanimous consent of the
11 Council.
12

13 **20) ADJOURN**
14

15 **ACTION:** At 10:15 p.m. Council Member Stanley moved to adjourn. Council Member Jensen
16 seconded. The motion passed with the unanimous consent of the Council.
17

18 Meeting adjourned at 10:15 p.m.
19

20 Minutes of June 9, 2015 were approved by the City Council on July 21, 2105.
21

22 _____
23 Kathy T. Kresser, City Recorder
24

25 *(Exhibits are in the City Council Minutes binders in the Recorder's office.)*